

JOHN J. TECKLENBURG

City of Charleston South Carolina Clerk of Council Department

VANESSA TURNER MAYBANK CLERK OF COUNCIL

NOTICE OF MEETING

A meeting of the Committee on Real Estate will be held beginning at 4:00 p.m., February 14, 2017, at City Hall, 80 Broad Street. The agenda will be as follows:

AGENDA

Invocation - Councilmember Riegel

Approval of Minutes: January 24, 2017

- a. Request approval of the Second Lease Addendum to extend the term of the lease to February 28, 2022, for the City's parking facilities operations center. The monthly rental rate will be \$1,343.92. This property is owned by the City of Charleston. [TMS: Portion of 460-16-04-008; 401 C King Street, a portion of the Retail/Office area within the Francis Marion Garage leased to Member, Inc. (Master Lease)]
- b. Request approval of the Quit Claim Deed to confirm that the rear or eastern boundary line of the 83 Mary Street property is as shown on the 2014 Forsberg 83 Mary Plat and that the City wishes to quit claim all of its rights, title and interest in the property. This property is owned by 83 Mary, LLC (TMS: 460-12-02-024; 83 Mary Street) [Ordinance]
- c. Request approval for the Second Amendment to Lease exercising the City's one year option period with Charles River Laboratories, Inc. for the police forensics unit commencing April 1, 2017 until March 31, 2018. The property is owned by Charles River Laboratories, Inc. (TMS: 351-15-00-007; 1023 Wappoo Road)
- d. Request approval of the Memorandum of Understanding to exercise the City's one year option period with The Medical University Hospital Authority for the police crime lab commencing June 1, 2017 and ending May 31, 2018. The property is owned by Medical University Hospital Authority. (TMS: 460-15-01-043; 171 Ashley Avenue)

a.)

REAL ESTATE COMMITTEE GENERAL FORM

TO:	Real Estate	Committee	DAT	TE: F	February 13, 2017			
FROM:	Colleen Ca	rducci	DEPT:	BFRC				
ADDRES		(ing Street [A բ leased to Memb				a within th	he Franc	is Marion
TMS:	Portion of 46	0-16-04-008						
PROPER	RTY OWNER:	City of Charles	ton		NT			
Request appro the lease to Fe ACTION REQUEST: center. The mo		bruary 28,	2022, fo	r the City	's parking			
ORDIN	ORDINANCE: Is an ordinance required? Yes D No							
COOR	<i>DINATION</i> : T	he request has All supporting d				đ		
D	epartment He	ad		<u>Sign:</u>	ature		<u>Attachr</u>	nents
Le	egal Departme	ent	Fra	mer -	l Cartte	CO C		
C	hief Financial	Officer		my 1	Uhar	9m		
	irector Real E	state	. delee d	(ara	lucci			
M 	anagement				nement de de compet le compet de competition de confession			
	<u>FUN</u>	IDING : Was fun	ding neede	d? `	Yes 🗵	No [
	If yes, v	was funding pre	iously app	roved?*	Yes	⊠ No	, <u> </u>	
*If ap	proved, provide	e the following:	Dept/Div	90000	10	_ Acct:	5251	10
Balar	nce in Account		Amo	ount need	ded for th	is item _		(1 - FALLE ALLEMAN AND AND ALLEMAN AND ALLEMAN AND ALLEMAN AND AND ALLEMAN AND ALLEMAN AND AND AND AND

<u>NEED:</u> Identify any critical time constraint(s).

^{*}Commercial Property and Community & Housing Development have an additional form.

TO:	Real Estate	<u>Committee</u>	DATE:	February 13, 2017			
FROM:	Colleen Ca	rducci DEI	PT: BFI	RC			
ADDRES		King Street [A portior e leased to Member, Ind		tail/Office area within the Francis Marion _ease)]			
TMS:	Portion of 46	60-16-04-008		THE LINE SECTION AND ADDRESS OF THE LINE SECTION ADDRESS OF THE LINE SECTION AND ADDRESS OF THE LINE SECTION ADDRE			
PROPER	TY OWNER:	City of Charleston					
ACTION	REQUEST:	, , ,	y 28, 2022	nd Lease Addendum to extend the term of the city's parking facilities operations will be \$1,343.92.			
ORDIN	ORDINANCE: Is an ordinance required? Yes I No I						
£	A <i>CTION</i> : Wh	at action is being tak	en on the	Property mentioned?			
	CQUISITION	Seller (Property Owner)		Purchaser			
	 "	I/TRANSFER					
	Donated By FORECLOS						
_	Terms:						
: [PURCHASI Terms:	E					
	CONDEMN	ATION					
	OTHER Terms:		A CONTRACTOR OF THE CONTRACTOR				
S	Selle ALE (Prop	r perty Owner)		Purchaser			
	NON-PROF	FIT ORG, please name _					
	OTHER Terms:						
	ASEMENT	Grantor (Property Owner)		Grantee			

	PERMANE Terms:	ENT			······
	TEMPORA	ARY			
	ASE	Lessor:	Member, Inc.	Lessee:	City of Charleston
	INITIAL				
	Terms:				
	J RENEWAL		ne term of the lease	to February 28, 202	22. The annual rental rate
T	Terms:	will be \$	16,127.00, (\$1,343.	92 monthly).	
	J AMENDME Terms:				
			Property Action I check been con	npleted?	e sale or lease of city
Results	s:				
			Signature:	Collees	Carducci
				Director Real	Estate Management
			ify any pertinent y Property.	detail (Clauses,	Agreement Terms,
Marie de la companya		_			
TOTAL CONTRACTOR OF THE CONTRA		-			

STATE OF SOUTH CAROLINA	
COUNTY OF CHARLESTON) THIRD LEASE ADDENDUM)
	m to the Original Lease (hereinafter the "Third Addendum") y of January, 2017, by and between Member, Inc. Charleston (hereinafter "Tenant").
	WITNESSETH:
February 15, 2001 (hereinafter the "Street, approximately 2,900 sq ft loc	Cenant entered into that certain Lease Agreement dated Original Lease") for certain premises known as 401-C King cated in the rear of the first floor of the Francis Marion earleston, South Carolina, for a term beginning March 1, 2001 February 28, 2017 and
	bod and valuable consideration, the receipt and sufficiency of both parties, the parties hereby agree to add to the Original
 1, 2017 through February The Monthly Base Rent The remainder of the terr 	by extended for an additional five (5) year term, from March y 28, 2022. shall be \$1,343.92 per month with no annual rent escalations ms and conditions of the Original Lease are to remain the of that which has been amended herein above.
IN WITNESS WHEREOF, the partifirst above written.	ies hereto have executed this Addendum on the day and year
WITNESS:	LANDLORD: MEMBER, INC.
McMaju	ву:ДИ
<i>y</i>	rrs: Anthorized Agent
WITNESS:	TENANT: THE CITY OF CHARLESTON
	John J. Tecklenburg Mayor

REAL ESTATE COMMITTEE GENERAL FORM

TO:	Real Estate	Committee	DA	TE:	February 13, 2016	3	
FROM:	Colleen Car	ducci	DEPT:	BF	RC		
ADDRES	S: <u>83 Mar</u>	y Street					
TMS: _4	460-12-02-024				A MADE OF STREET		
PROPER	TY OWNER:	83 Mary, LLC					
ACTION I	REQUEST:	eastern bounda	ry line of 83 Mary F	the 80 Plat a	nd that the City wish	n that the rear or ty is as shown on the es to quit claim all of	
<u>ORDIN</u>	ANCE: Is an	ordinance require	ed? Yes		No 🔲		
COORE	<u>COORDINATION</u> : The request has been coordinated with: All supporting documentation must be included						
				<u>s</u>	<u>ignature</u>	<u>Attachments</u>	
De	partment Hea	ad					
Le	gal Departme	nt _	- Ti	your	I Contexel		
Ch	ief Financial	Officer	<u>, , </u>	my	Wham		
	ector Real Es	state (iller		arducci		

	<u></u>	DING : Was fund	•		Yes No		
	If yes, w	vas funding previ	ously app	oroveo	l?* Yes └└	No 📙	
*If app	roved, provide	the following:	Dept/Div	'.	Acct:	935-75-	
Baland	ce in Account		Am	ount r	needed for this item		

 $\underline{\textit{NEED:}} \ \ \text{Identify any critical time constraint(s)}.$

^{*}Commercial Property and Community & Housing Development have an additional form.

TO:	Real Estate	Committee	D.	ATE:	February 13, 2017
FROM:	Colleen Car	ducci	DEPT:	BF	RC
ADDRES	S: <u>83 Mar</u>	y Street			
TMS:	460-12-02-024	1			
PROPER	TY OWNER:	83 Mary, LLC			
ACTION	REQUEST:	eastern bounda	ry line o 33 Mary	f the 80 Plat ar	Claim Deed to confirm that the rear or B Mary Street property is as shown on the and that the City wishes to quit claim all of the property
ORDIN	ANCE: Is an	ordinance require	ed? Yes		No 🔲
<u> </u>	A <i>CTION</i> : Wha	nt action is being	g taken	on the	Property mentioned?
	CQUISITION	Seller (Property Owner)			Purchaser
	DONATION/				
	FORECLOS	URE			
	PURCHASE				**************************************
	CONDEMNA Terms:	ATION			
	OTHER Terms:				
□ s	Seller ALE (Prope	erty Owner)			Purchaser
	NON-PROFI	T ORG, please nan	1e		
	OTHER Terms:				

	ASEMENT	Grantor	City of	Charleston	Grantee	83 Mary, LLC
	PERMANE	NT	Quit Claim Deed			
	Terms:		The City releases its ri boundary line of the 8 Forsberg 83 Mary Plat	3 Mary Street p		
	TEMPORA	RY 				
ا الله	EASE	Lessor:	-	Lesse	ə: <u> </u>	
	☐ INITIAL —					
Г	Terms:					
	Terms:	•				
	AMENDME Terms:	INT				
☐ Ir	nprovement Owner: Terms:	of Prop - - -	perty			
			f Property Action F id check been com		r the sale	
Resul	ts:					Pillone and the second and the secon
			Signature:	Director Re	a (and	Management
			itify any pertinent o ity Property.	letail (Claus	es, Agree	ment Terms,
NFED:	Identify any	, critica	I time constraint(s		guerra e constituir e en e	en e



Ratification	
Number	

AN ORDINANCE

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A QUITCLAIM DEED TO 83 MARY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, QUITCLAIMING ANY INTEREST OF THE CITY IN THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SHOWN AND DESIGNATED AS "TMS 460-12-02-024, 83 MARY, LLC 0.059 ACRES 83 MARY STREET" ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY TMS 460-12-02-024 83 MARY STREET CITY OF CHARLESTON CHARLESTON COUNTY, S.C." PREPARED BY FORSBERG ENGINEERING AND SURVEYING, INC. DATE NOVEMBER 21, 2014, REVISED NOVEMBER 22, 1014 AND RECORDED ON DECEMBER 3, 2014 IN PLAT BOOK L14, AT PAGE 0501 IN THE CHARLESTON COUNTY RMC OFFICE.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Findings. 83 Mary, LLC (the "Grantee") is the current owner of the property Section 1. commonly known as 83 Mary Street, Charleston, S.C. In 1980, the City was granted a perpetual, transmissible, commercial easement (the "City Easement") in the Master Deed that established the South Carolina Railroad Building Horizontal Property Regime (the "SC Railroad Building HPR"), said Master Deed being dated August 24, 1990 and recorded on August 29, 1990 in Book E-196, at Page 118 in the Charleston County RMC Office. The purpose of the City Easement is pedestrian and vehicular ingress and egress between Ann Street and Mary Street and to a parking lot located to the west of the SC Railroad Building HPR property and for installation and maintenance of underground utilities. The City Easement is shown on that certain plat prepared by Forsberg Engineering and Surveying, Inc. dated June 7, 1988 and recorded on June 23, 1988 in Plat Book BS, at Page 24 in the Charleston County RMC Office. The City Easement is located immediately adjacent to the rear or eastern boundary line of foregoing 83 Mary Street property. The most recent plat of the 83 Mary Street property is the plat prepared by Forsberg Engineering And Surveying, Inc. dated November 21, 2014, revised on November 22, 2014 and recorded on December 3, 2014 in Plat Book L14, at Page 0501 in the Charleston County RMC Office (the "2014 Forsberg 83 Mary Plat"). The rear or eastern boundary line of the 83 Mary Street property, as shown on the 2014 Forsberg 83 Mary Plat, the western boundary

of the City Easement, as shown on the plat prepared by Forsberg Engineering and Surveying, Inc. recorded on June 23, 1988 in Plat Book BS, at Page 24 in the Charleston County RMC Office and the western boundary of the SC Railroad Building HPR property as shown on the plat prepared by Forsberg Engineering and Surveying, Inc. dated October 5, 1987 and recorded on December 29, 1987 in Plat Book BQ, at Page 2 in the Charleston County RMC Office, are all consistent. 83 Mary, LLC has requested that the City confirm that the rear or eastern boundary line of the 83 Mary Street property is as shown on the 2014 Forsberg 83 Mary Plat. The City is amenable to that request.

Section 2. The Mayor is hereby authorized to execute on behalf of the City a quitclaim deed to 83 Mary, LLC, a South Carolina limited liability company, quitclaiming any interest of the City in that certain piece, parcel or tract of land situate, lying and being in the City of Charleston shown and designated as "TMS 460-12-04-024 83 MARY STREET LLC 0.059 ACRES MARY STREET" on that certain plat entitled "BOUNDARY SURVEY TMS 460-12-02-024 83 MARY STREET CITY OF CHARLESTON CHARLESTON COUNTY, S.C.", by Forsberg Engineering and Surveying Inc., dated November 21, 2014, revised November 22, 2014 and recorded on December 3, 2014 in Plat Book L14, at Page 0501 in the Charleston County RMC Office, a copy of said quitclaim deed being attached to this Ordinance and incorporated herein by reference.

Section 3. This Ordinance shall become effective upon ratification.

	Ratified in C	City Council this	day of
		in the Year of O	ur Lord, 2017,
	and in the	th Year of the Inc	dependence of
	the United S	tates of America	
	John J. Teck	lenburg, Mayor	
		2.	
ATTEST:			
	Vanessa Tur	ner Maybank,	
	Clerk of Co	•	

Recording Requested By and When Recorded Mail to:

D. Carlyle Rogers, Jr., PC P.O. Box 2468 Mt. Pleasant, SC 29465

Recording Time, Book & Page

SOUTH CAROLINA QUITCLAIM DEED

CHARLESTON COUNTY	DATE: as of February, 2017
Grantor	Grantee
City of Charleston, South Carolina, a political subdivision of the State of South Carolina	83 Mary, LLC, a South Carolina limited lability company
	Grantee's Address: 810 South Main Street Akron, OH 44311

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WHEREAS, 83 Mary, LLC (the "Grantee") is the current owner of the property commonly known as 83 Mary Street, Charleston, SC;

WHEREAS, the City of Charleston, South Carolina, a political subdivision of the State of South Carolina (the "Grantor") was granted a perpetual, transmissible, commercial easement (the "City Easement") in the Master Deed that established the South Carolina Railroad Building Horizontal Property Regime (the "SC Railroad Building HPR"), said Master Deed being dated August 24, 1990 and recorded on August 29, 1990 in Book E-196, at Page 118 in the Charleston County RMC Office;

WHEREAS, the purpose of the City Easement is pedestrian and vehicular ingress and egress between Ann Street and Mary Street and to a parking lot located to the west of the SC Railroad Building HPR property and for installation and maintenance of underground utilities;

WHEREAS, the City Easement is shown on that certain plat prepared by Forsberg Engineering and Surveying, Inc. dated June 7, 1988 and recorded on June 23, 1988 in Plat Book BS, at Page 24 in the Charleston County RMC Office;

WHEREAS, the City Easement is located immediately adjacent to the rear or eastern boundary line of foregoing 83 Mary Street property;

WHEREAS, the most recent plat of the 83 Mary Street property is the plat prepared by Forsberg Engineering And Surveying, Inc. dated November 21, 2014, revised on November 22, 2014 and recorded on December 3, 2014 in Plat Book L14, at Page 0501 in the Charleston County RMC Office (the "2014 Forsberg 83 Mary Plat");

WHEREAS, to the rear or eastern boundary line of the 83 Mary Street property, as shown on the 2014 Forsberg 83 Mary Plat, the western boundary of the City Easement, as shown on the plat prepared by Forsberg Engineering and Surveying, Inc. recorded on June 23, 1988 in Plat Book BS, at Page 24 in the Charleston County RMC Office and the western boundary of the SC Railroad Building HPR property as shown on the plat prepared

by Forsberg Engineering and Surveying, Inc. dated October 5, 1987 and recorded on December 29, 1987 in Plat Book BQ, at Page 2 in the Charleston County RMC Office, are all consistent;

WHEREAS, the Grantee has requested that the Grantor confirm that the rear or eastern boundary line of the 83 Mary Street property is as shown on the 2014 Forsberg 83 Mary Plat;

WHEREAS, the Grantor now wishes to quit claim all of its right, title and interest, if any, in the foregoing property to the Grantee by reference to the 2014 Forsberg 83 Mary Plat; and

WHEREAS, in ordinance number _____, that was enacted on February ____, 2017, the Grantor's city council approved the execution and delivery of this Quit Claim Deed.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, paid by the Grantee to Grantor, does hereby remise, release and forever quitclaim unto the Grantee, its heirs, successors and assigns, all of the Grantor's right, title and interest, if any, in and to the following real estate (the "Premises") described as follows:

SEE EXHIBIT "A" ATTACHED HERETO & INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION OF PREMISES

TOGETHER with all and singular the Rights. Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the Premises before mentioned, unto the Grantee and Grantee's heirs, successors and assigns forever so that neither the Grantor, nor its successors and assigns, shall at any time hereafter, by any way or means, have, claim or demand any right or title whatsoever to the aforesaid Premises or appurtenances, or any part or parcel thereof, forever.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed under seal effective as of the date set forth above.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GRANTOR: City of Charleston, South Carolina, a political subdivision of the State of South Carolina By: Name: John J. Tecklenburg Its: Mayor

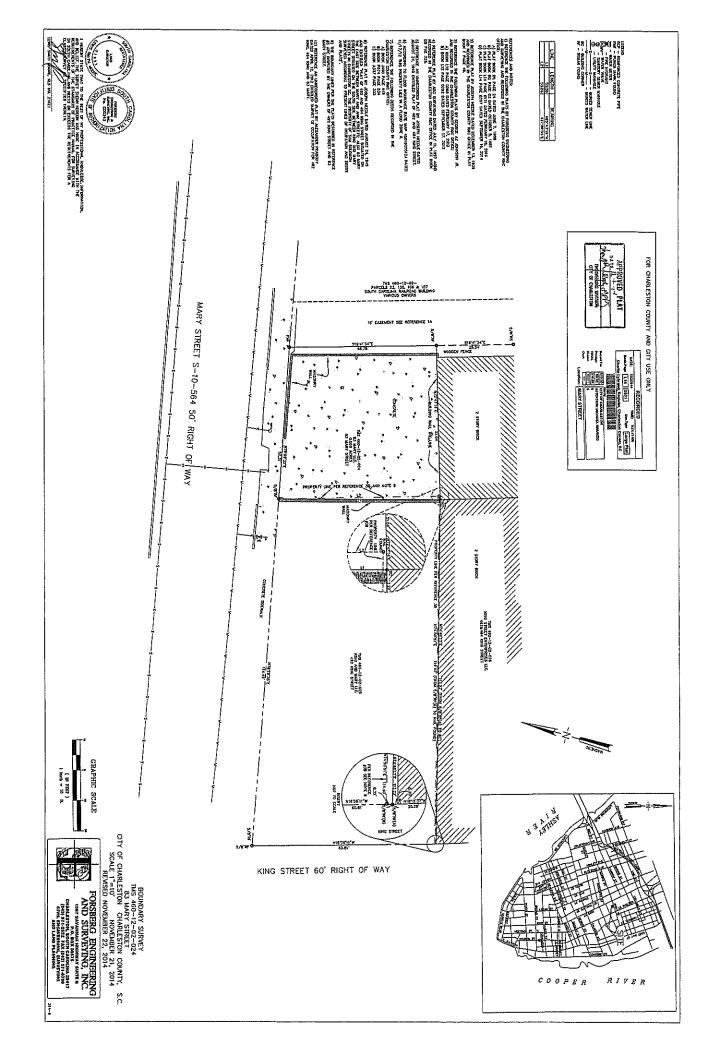
STATE OF SOUTH CAROLINA)	ACKNOWLEDGMENT
COUNTY OF CHARLESTON)	ACKIOWEEDGMENT
political subdivision of the State of Sou	th Carol	na, do hereby certify that the City of Charleston, South Carolina, a ina, a South Carolina, by its Mayor, John J. Tecklenburg, nowledged the due execution of the foregoing instrument.
Witness my hand and official seal this t	he	day of February, 2017.
Notary Public for State of South Carolin	na	[AFFIX NOTARY SEAL OR STAMP]
My Commission Expires:		

EXHIBIT "A" (Legal Description)

All that certain piece, parcel or tract of land, situate, lying and being in the City of Charleston, Charleston County, State of South Carolina, shown and designated as "TMS 460-12-02-024 83 MARY LLC 0.059 ACRES 83 MARY STREET" on that certain plat entitled "BOUNDARY SURVEY TMS 460-12-02-024 83 MARY STREET CITY OF CHARLESTON CHARLESTON COUNTY, S.C." prepared by Lewis Smith Moore of Forsberg Engineering And Surveying, Inc. dated November 21, 2014, revised on November 22, 2014 and recorded on December 3, 2014 in Plat Book L14, at Page 0501 in the Charleston County RMC Office. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

BEING the same property conveyed to 83 Mary, LLC by deed of King Street Enterprises, LLC dated July 31, 2014 and recorded on August 5, 2014 in Book 0420, at Page 982 in the Charleston County RMC Office and by Quit Claim Deed from King Street Enterprises, LLC to 83 Mary, LLC dated December 19, 2016 and recorded on December 21, 2016 in Book 0605, at Page 589 in the Charleston County RMC Office

TMS# 460-12-02-024



REAL ESTATE COMMITTEE GENERAL FORM

TO:	Real Estate	Committee	DA	ГЕ:	February '	13, 2017	_	
FROM:	Colleen Car	ducci	DEPT:	BFI	RC			
ADDRES	s: <u>1023 V</u>	/appoo Road						~~~~
TMS:	351-15-00-00	7				.		
PROPER	TY OWNER:	Charles River I	.aborator	ies,	nc.			
ACTION I	REQUEST:		option per	iod w	ith Charles I	River Labor	se exercising the ratories, Inc. for th larch 31, 2018	те
ORDIN	ANCE: Is an	ordinance require	ed? Yes	Ші	No 🔯			
COORD	DINATION: T	ne request has b All supporting doo				i		
_		_		<u>s</u>	<u>ignature</u>	4	Attachments_	
	partment He	***************************************	1 0					
Le	gal Departme	ent	[40] eq	<u> </u>	, ,			
Ch	ief Financial	Officer /_		ny	Whan	77\		
	ector Real E	state _	Collee	1	ardre	·		
IVIa	Management							
		I DING : Was fund vas funding previ	•			No D		
*If app	roved, provide	e the following:	Dept/Div	. 20	0000	_ Acct:	52510	_
Baland	ce in Account		Amo	ount r	needed for th	nis item _		_
NEED:	Identify any o	ritical time constr	aint(s).					

^{*}Commercial Property and Community & Housing Development have an additional form.

TO: Real Estate	Committee	DATE:	February 13, 2017
FROM: Colleen Car	rducci DEP	T: BFR	
ADDRESS: 1023 V	Vappoo Road		
TMS: 351-15-00-00	7		
PROPERTY OWNER:	Charles River Labor	atories, In	С.
ACTION REQUEST:	City's one year option	n period witl	d Amendment to Lease exercising the n Charles River Laboratories, Inc. for the g April 1, 2017 until March 31, 2018
ORDINANCE: Is an	ordinance required? Y	es 🔲 No	
ACTION: Wha	at action is being take	n on the P	roperty mentioned?
ACQUISITION	Seller (Property Owner)		Purchaser
DONATION Donated By	/TRANSFER /:		
FORECLOS Terms:	SURE		
PURCHASE Terms:	∃		
CONDEMN. Terms:	ATION		
OTHER Terms:			
SALE (Prop	erty Owner)		Purchaser
NON-PROF	IT ORG, please name		
OTHER Terms:			
	Grantor (Property Owner)		Grantee

		PERMANE	NT			
		TEMPORA Terms:	RY			
	LEA	SE	Lessor:	Charles River Laboratories, Inc.	Lessee:	City of Charleston
	Ш	INITIAL Terms:				
		RENEWAL Terms:				
	\boxtimes	AMENDME	:NT			
		Terms:	unit locat		Road commencing	for the police forensics g April 1, 2017 until 382.05.
	lmp	rovement Owner:	of Prope	erty		
		Terms:	_			
prop			**	Property Action I check been com	pleted?	e sale or lease of city
				Signature:	Olleen Director Real	
				fy any pertinent o y Property.	detail (Clauses,	Agreement Terms,
				timo constraint/s		· 5500 · · · · · · · · · · · · · · · · ·

SECOND AMENDMENT TO LEASE

This Second Amendment to Lease is made as of this _______day of March, 2017 (the "Second Amendment"), by City of Charleston ("Lessee"), and Charles River Laboratories, Inc. ("Lessor"), a Delaware corporation.

Whereas, Lessee and Lessor are parties to a Lease dated March 22, 2011 ("Lease"), as amended, concerning Suites A-14, A-15, and B-48, 1023 Wappoo Road, Charleston, SC 29407 ("Premises") more particularly described in the Lease; and

Whereas, Lessee and Lessor have agreed to modify the Lease;

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and Lessor agree that capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the Lease except as hereinafter modified:

- 1. The lease expiration date shall be extended 1 year to March 31, 2018.
- 2. The rent for the period 4/1/2017-3/31/2018 is \$4,382.05 per month.
- 3. As modified as set forth above, all of the terms and provisions of the Lease are hereby ratified and confirmed.

Executed as an instrument under seal as of the date first above written.

CHARLES RIVER LABORATORIES, INC	CITY OF CHARLESTON
By: 17	Ъ
Name: Juffey Williams	Name:
Its: Director, Capital Projects & Real Estate	Its:
Duly Authorized)	Duly Authorized

d.)

REAL ESTATE COMMITTEE GENERAL FORM

TO:	Real Estate	Committee	DA1	ΓE:	February 13, 2017	
FROM:	Colleen Car	ducci	DEPT:	BFR	RC .	
ADDRES	S: <u>171 As</u>	hley Avenue				
TMS: _4	160-15-01-04	3				
PROPER	TY OWNER:	Medical Univer	sity Hosp	oital A	uthority	····
ACTION F	REQUEST:	City's one year	option per	iod wi	randum of Understand th The Medical Unive b commencing June 1	rsity Hospital
ORDINA	ANCE: Is an	ordinance require	ed? Yes [ina kentanjekalan siin la titi sina nieda. 15 Makee - 7
COORD		ne request has b All supporting doc			ed with:	
_				Sig	<u>gnature</u>	Attachments
Department Head		no the				
Legal Department		<u> </u>	<u>'~</u>	-111 - 0 -		
	ief Financial	DATE:		my.	MARTON	
	ector Real E nagement	state <u>(</u>	<u>olla</u>	er	(anduce	
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nungan di seriah bilangan belagai				40 (Co et a 222 00 00 00 00 00 00 00 00 00 00 00 00	Г ⊠Т ⊤	
	<u>FUN</u>	DING : Was fund	ing neede	d?	Yes Mo	
	If yes, v	vas funding previ	ously app	roved	?* Yes 🔼 No	o 🖳
*If app	roved, provide	e the following:	Dept/Div.	. 200	0000 Acct:	52510
Baland	ce in Account		Amo	ount n	eeded for this item	

 $\underline{\textit{NEED:}} \ \ \text{Identify any critical time constraint(s)}.$

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TO: Real Estate	Committee D	DATE: February 13, 2017		
FROM: Colleen Ca	rducci DEPT:	r: BFRC		
ADDRESS: 171 As	shley Avenue			
TMS: 460-15-01-04	3			
PROPERTY OWNER:	Medical University Ho	lospital Authority		
ACTION REQUEST:	Request approval of the Memorandum of Understanding to exercise the City's one year option period with The Medical University Hospital Authority for the police crime lab commencing June 1, 2017 and ending May 31, 2018			
ORDINANCE: Is an	ordinance required? Ye	es 🔲 No 🔯		
<u>ACTION</u> : Wh	at action is being taken	n on the Property mentioned?		
ACQUISITION	Seller (Property Owner)	Purchaser		
DONATION Donated By	I/TRANSFER y:			
FORECLOS	SURE			
PURCHASE Terms:	I			
CONDEMN Terms:	ATION	,		
OTHER Terms:				
Seller		Purchaser		
	perty Owner)	r ui ciiasei		
└──』 NON-PROF Terms:	FIT ORG, please name			
OTHER Terms:				
EASEMENT	Grantor (Property Owner)	Grantee		
PERMANEI	 NT			

	TEMPORA	RY				
	Terms:		Medical Univer	eity		mu -
LEA	SE	Lessor:	Hospital Author		Lessee:	City of Charleston
	INITIAL					
	Terms:					
				<u> </u>		
	RENEWAL		is exercising a on	e vear ont	tion neriod t	for the police crime lab
		•	_			ing June 1, 2017 until
	Terms:		2018. The month	_		-
	AMENDME	ENT				
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MEMORANDUM OF UNDERSTANDING

THE MEDICAL UNIVERSITY OF SOUTH CAROLINA AND THE CITY OF CHARLESTON

AGREEMENT:

This Agreement is between The Medical University Hospital Authority (MUHA) and the City of Charleston.

This Agreement shall commence on June 1, 2017 and shall run for a term of one (1) year ending May 31, 2018. This Agreement may be renewed for an additional one (1) year term upon 90-day notice from the City of Charleston.

The City of Charleston shall occupy 740 square feet of space located in the MUSC Children's Hospital; rooms EH203A, EH203B and EH203C. The cost shall be \$20.00 per square foot (full service) resulting in a monthly payment of \$1,233.33.

Payments shall be made to the Medical University Hospital Authority at 28 Ehrhardt Street, MSC 205, Charleston, SC 29425.

This agreement may be terminated by The City of Charleston without penalty with a 30-day written notice.

Medical University Hospital Authority					
Matt Wain, Chief Operating Officer					
Date					
The City of Charleston					
Printed Name and Title					
Date					